



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

"Making a Difference"

MEETING DATE May 6, 2005 EFFECTIVE DATE	CONTACT/PHONE Ted Bench (805) 781-5701	APPLICANT JanKris Vineyards Owner: Mark Gendron Agent: Rachel Dumas	FILE NO. DRC2004-00036
SUBJECT Request by JanKris Vineyards for a Minor Use Permit to allow the conversion of an existing 2,600 square foot shop building into a winery facility. The project will not cause any new grading or site disturbance. The proposed project is within the Agriculture land use category and is located at 2310 Dry Creek Road (approximately one mile west of the Dry Creek Road/Airport Road intersection), west of the Paso Robles Municipal Airport, near the City of Paso Robles. The site is in the Salinas River/Rural planning area.			
RECOMMENDED ACTION Approve Minor Use Permit DRC2004-00036 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303 was issued on March 10, 2005 (ED04-0171)			
LAND USE CATEGORY Agriculture	COMBINING DESIGNATION Airport Review area	ASSESSOR PARCEL NUMBER 026-191-035	SUPERVISOR DISTRICT(S) ① ② ③ ④ ⑤ All
PLANNING AREA STANDARDS: <i>Does the project meet applicable Planning Area Standards:</i> Yes - On Oct. 20, 2004 the Airport Land Use Commission found this project to be consistent with the Paso Robles Municipal Airport Land Use Plan			
LAND USE ORDINANCE STANDARDS: Section 22.62.050 Minor Use Permit Approval Section 22.30.070 Agricultural Processing Uses <i>Does the project conform to the Land Use Ordinance Standards:</i> Yes - see discussion			
FINAL ACTION This tentative decision will become final action on the project, effective on the 15 th day following the administrative hearing, or on May 6, 2005, if no hearing was requested unless this decision is changed as a result of information obtained at the hearing or is appealed.			
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

EXISTING USES: Vineyards, a single-family residence and a shop building	
SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Agriculture - Grazing, vineyards and scattered residences <i>East:</i> Agriculture - Scattered residences, California Youth Authority facility/Paso Robles, airport <i>South:</i> Agriculture - Grazing, vineyards and scattered residences <i>West:</i> Agriculture - Grazing, vineyards and scattered residences	
OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Ag Commissioner, Public Works, CDF, Environmental Health, RWQCB, Airport Land Use Commission, Air Pollution Control District, Calif. Dept. of Fish & Game (Kit Fox), Caltrans, City of Paso Robles	
TOPOGRAPHY: Level to gently sloping	VEGETATION: Vineyards and a small fruit tree orchard
PROPOSED SERVICES: Water supply: On-site well Sewage Disposal: Individual septic system Fire Protection: CDF	ACCEPTANCE DATE: October 12, 2004

PROJECT DESCRIPTION

The site is a 75 acre parcel that is occupied primarily by a vineyard, plus a small residence, a metal 2,600 s.f. shop building and a small orchard. Road access is along a publicly maintained, all-weather portion of Dry Creek Road that goes past the California Youth Authority facility. The applicant proposes to convert the on-site shop building into a wine production facility. No exterior building changes, new grading or site disturbance is proposed. No on-site tasting room, retail sales or public events are proposed. Wine production will include crushing, fermenting, barrel aging, blending, bottling, and case goods storage. The winery will produce a maximum of 5,000 cases of wine annually using only grapes from the on-site vineyard.

The winery is expected to generate approximately three to eight truck trips annually for deliveries to customers. It is expected to produce a maximum of 500 gallons of wastewater per day during the peak crush season. Wastewater will be collected and stored, then applied over the vineyard using practices acceptable to RWQCB. The winery will be required to obtain approval of its wastewater dispersal practices from RWQCB. Pomace will also be spread over the vineyard using accepted agricultural practices.

LAND USE ORDINANCE STANDARDS:

Through approval of this Minor Use Permit and compliance with its conditions, the proposed project will be in conformance with all applicable sections of the Land Use Ordinance, including Section 22.30.070 - Agricultural Processing Uses.

COMMUNITY ADVISORY GROUP COMMENTS: None

AGENCY REVIEW:

Public Works & Ag Commissioner - Support project
Caltrans & City of Paso Robles - No comments
Environmental Health - defers to Building Division for approval of project water well and septic systems
CDF - Supports project with fire safety requirements
RWQCB - No comments (wineries require RWQCB approval of wastewater disposal methods)
APCD - Supports project - any interior renovations shall comply with asbestos safety requirements
DFG - No Kit Fox issues as no exterior building work, new grading or new site disturbance is proposed
ALUC - found project to be in conformance with Paso Robles Municipal Airport Land Use Plan

EXHIBIT A - FINDINGS
JANKRIS VINEYARDS MINOR USE PERMIT DRC2004-00036

Environmental Determination

- A. A Class 3 Categorical Exemption pursuant to CEQA guidelines section 15303 was issued on March 10, 2005 (ED04-0171). The applicant proposes to convert a 2,600 s.f. agricultural shop building into a wine production facility. No exterior building changes, new grading or site disturbance is proposed. No on-site tasting room, retail sales or public events are proposed. No new hazardous materials or chemicals will be introduced. The winery will process grapes from the on-site vineyard (75 acre site).

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because it is an allowed use in the Agriculture land use category, and as conditioned it is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the small winery will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the small winery is consistent with the surrounding land uses in the project's vicinity, is an expected land use in an agricultural area, and will not conflict with the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project, because the project is located at the end of a publicly maintained, all-weather portion of Dry Creek Road, which is able to handle any additional traffic associated with the project.

**EXHIBIT B - CONDITIONS OF APPROVAL
JANKRIS VINEYARDS MINOR USE PERMIT DRC2004-00036**

Approved Development

1. This approval authorizes:

- a. The conversion of an existing 2,600 square foot shop building to a commercial wine production facility.
- b. Wine production will include crushing, fermenting, barrel aging, blending, bottling, and case goods storage. The winery will produce a maximum of 5,000 cases of wine per year.
- c. No exterior building changes, new grading or site disturbance is authorized by this permit.
- d. No wine tasting facilities, on-site retail sales, public wine tasting events or public special events are authorized by this permit.

Building Division Approval

2. Prior to start of winery activities, obtain Building Division permit approval and final inspection clearance for conversion of the 2,600 s.f. shop building into a commercial wine processing facility. This includes a "change of occupancy" permit. All development shall be consistent with the approved Minor Use Permit site plan and floor plan.

Construction Drawings - Aesthetics

3. The construction permit application shall clearly delineate the location and visual treatment of any new water tanks on the project plans. All water tanks shall be located in the least visually prominent location feasible when viewed from neighboring properties. If the tank(s) cannot be screened, then the tank(s) shall be a neutral, non-contrasting color, and landscape screening shall be provided.

Construction Drawings - Lighting

4. The construction permit application shall provide an exterior lighting plan. The plan shall include the height, location, and intensity of existing and proposed exterior lighting. All lighting fixtures shall be shielded so that neither the lamp or the related reflector interior surface is visible from the neighboring properties. All lighting poles, fixtures, and hoods shall be dark colored. This plan shall be implemented prior to final inspection or occupancy, whichever occurs first.
5. The height of all outdoor lighting fixtures shall be kept as low as is practically possible so that they are not visible from neighboring properties.
6. Security lighting shall be shielded so as not to create glare when viewed from neighboring properties.

Construction Drawings - Fire Safety

7. The construction permits application shall meet all fire and life safety requirements of the California Fire Code. Construction drawings shall incorporate the requirements outlined in the Fire Safety Plan prepared by the CDF/County Fire Department for this proposed project and dated March 2, 2005.
8. **Prior to occupancy or final inspection**, whichever comes first, the applicant shall obtain final inspection approval of all required fire/life safety measures.

Construction Drawings - Drinking Water

9. The construction permit application shall contain the results of water quality tests performed by a qualified testing laboratory. Prior to issuance of any construction permits, the Building Division shall be satisfied that an adequate on-site source of potable/drinking water will be available to the commercial winery facility.

Construction Drawings - Water / Wastewater

10. At the time of application for construction permits, the applicant shall submit evidence to the Planning and Building Department that one or the other of the following Regional Water Quality Control Board (RWQCB) winery wastewater discharge requirements has been met:
 - a. A complete Notice of Intent (NOI) to Comply with the Terms of the General Waste Discharge Requirements for Discharges of Winery Waste and first annual fee has been submitted to the California RWQCB Office, -or-
 - b. Written notification from the RWQCB Office that the Winery has received a Small Winery Waiver.

Construction Drawings - Asbestos Removal

11. If remodel/renovation work is involved on or inside of the shop building (i.e., wall tear-down, utility pipe removal/relocation) then contact APCD/Tim Fuhs at 781-5912. Pursuant to APCD direction, incorporate any requirements into the project that are related to proper removal of asbestos containing material.

Operational Conditions

12. This permit is valid for a period of 24 months from its effective date. The wine processing facility shall be fully established by then unless time extensions are granted pursuant to Land Use Ordinance Section 22.02.050.

Operational Conditions - Liquid and Solid Waste Disposal

13. All wash water shall be controlled such that it cannot enter any stream or other surface water body. Winery process liquid waste generated by winery operations shall be disposed of in the on-site vineyards by a method approved by the Regional Water Quality Control Board, or discharged into an approved septic system or wastewater system approved by the Regional Water Quality Control Board.
14. Solid winery waste (pomace) generated by the winery operation shall be composted on-site and disced into the vineyard in a manner approved by the county Environmental Health Department and Agriculture Commission, or transported off-site by a commercial disposal service.

Operational Conditions - Outdoor Storage

15. Winery related materials stored out of doors shall be screened by solid fencing and shall not be higher than the associated solid fence screening, unless the storage area is not visible from adjacent properties.
16. Long-term outdoor winery storage areas shall be screened by solid fencing and materials shall not be stored higher than the associated solid fence screening, unless the storage area is not visible from adjacent properties.

Operational Conditions - Signs

17. No additional project signs are approved with this permit. Vineyard and winery signs shall be limited to the agricultural signs and winery directional signs allowed by Land Use Ordinance Sections 22.20.040(B) - Exempt Signs and 22.20.060(C)(5)

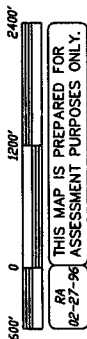
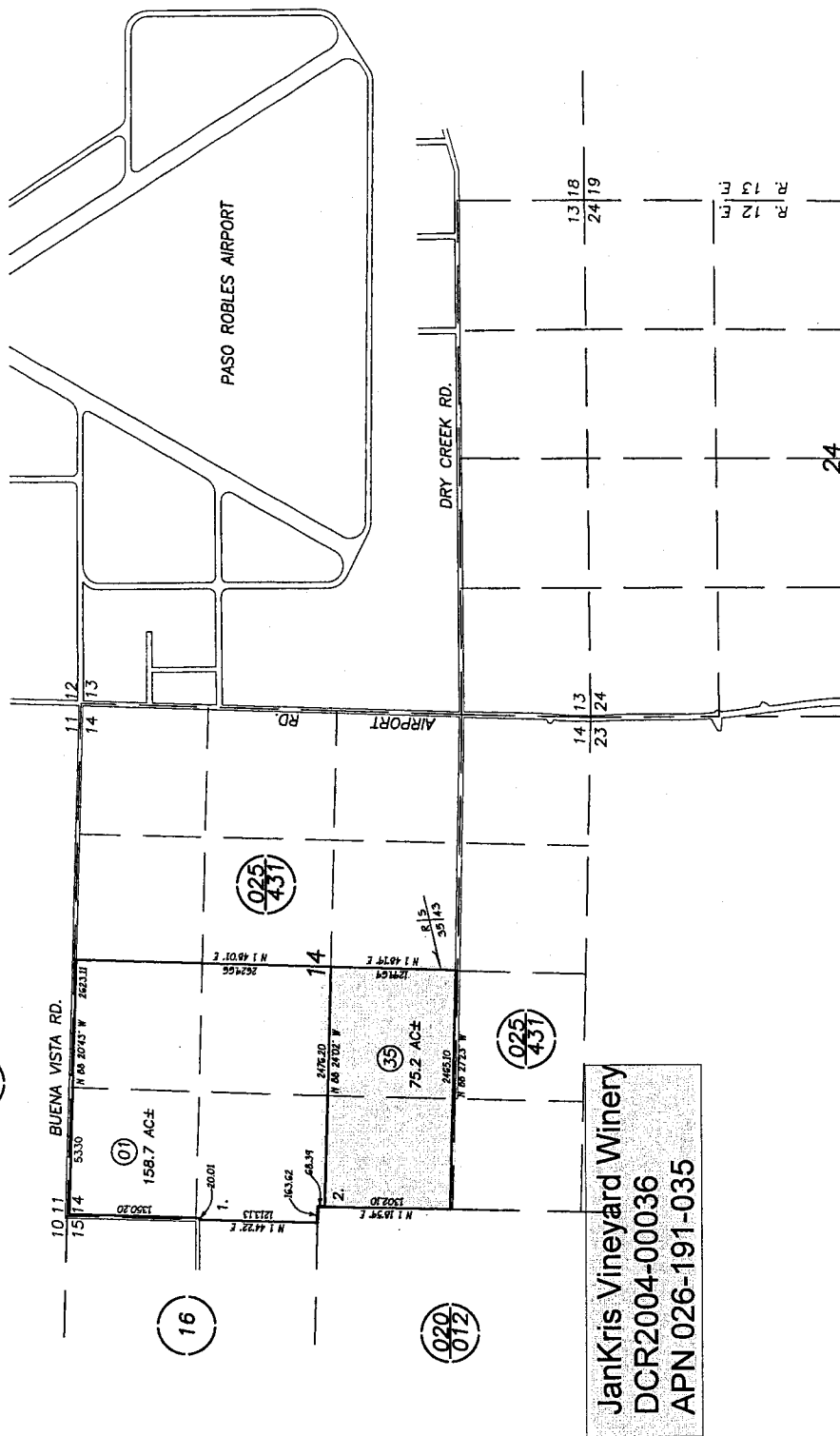
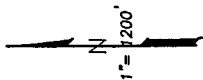
Operational Conditions - Noise

18. The project shall comply with the noise limits in the County Noise Element: From 7a.m. to 10p.m.(daytime), noise levels at the project property line shall not exceed an hourly average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10p.m. to 7a.m. (nighttime) noise levels at the project property line shall not exceed an hourly average of 45dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.

Indemnification

19. The applicant shall as a condition of approval of this minor use permit defend, at his sole expense, any action brought against the County of San Luis Obispo, its present or former officer, agents, or employees, by a third party challenging either its decision to approve this minor use permit or the manner in which the county is interpreting or enforcing the conditions of this minor use permit, or any other action by a third party relating to approval or implementation of this minor use permit. The applicant shall reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action, but such participation shall not relieve the applicant of his obligation under this condition.

Staff report prepared by Ted Bench and reviewed by Chuck Stevenson

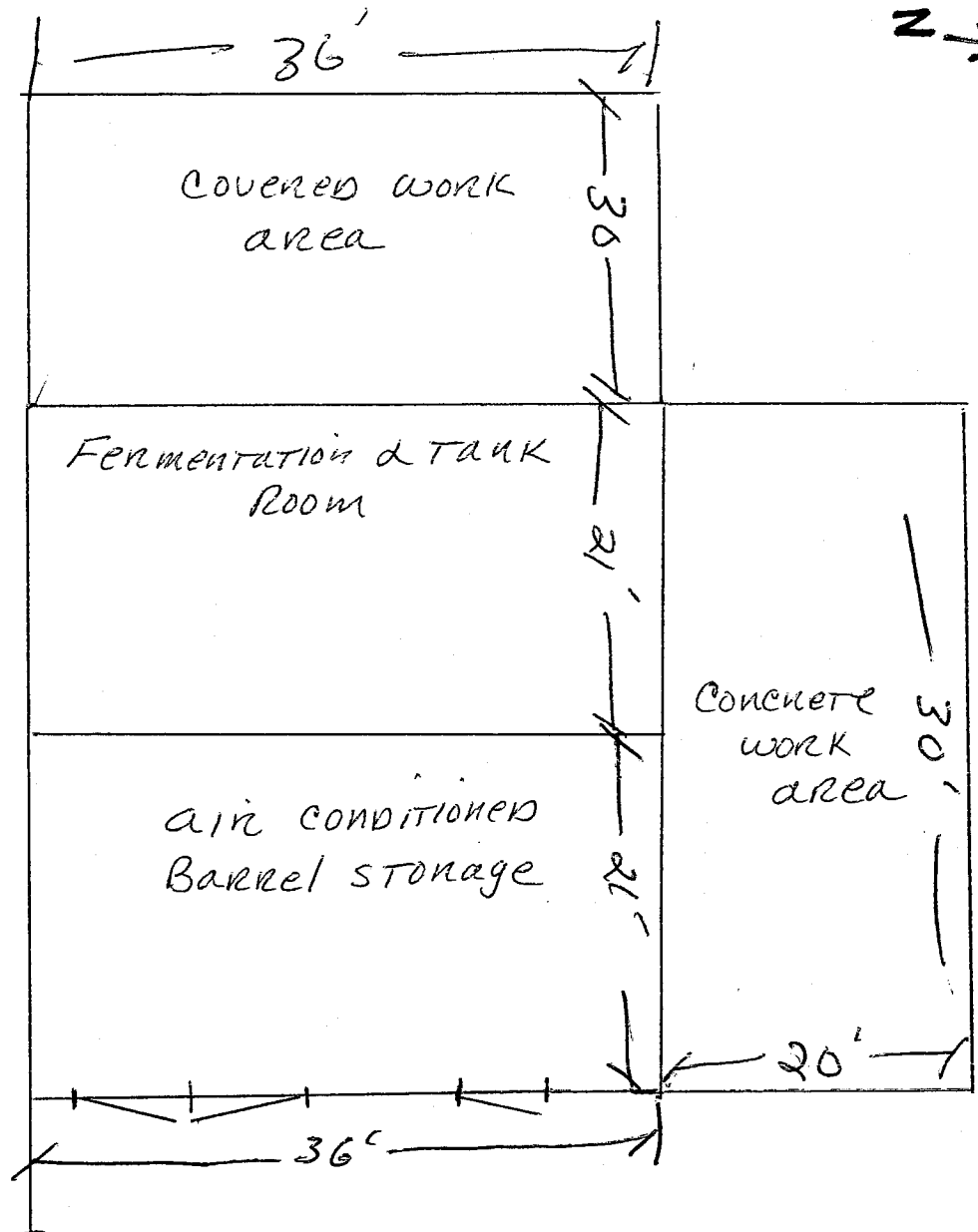


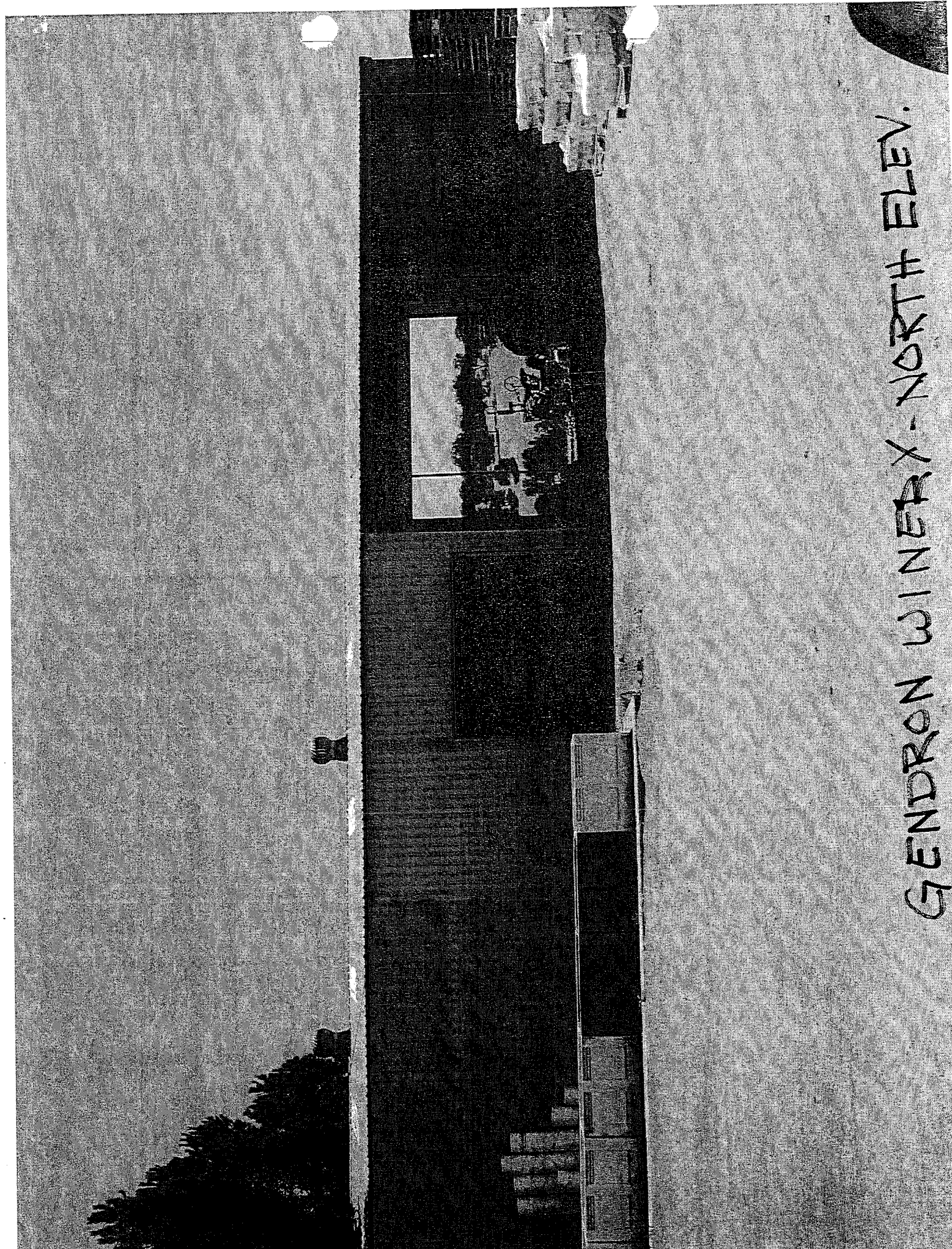
PASEO ROBLES VICINITY
ASSESSOR'S MAP COUNTY OF
SAN LUIS OBISPO, CALIF.
BOOK 026 PAGE 191

T 26 S., R. 12 E., M.D.B.M., PTN. SECS. 13, 14 & 24

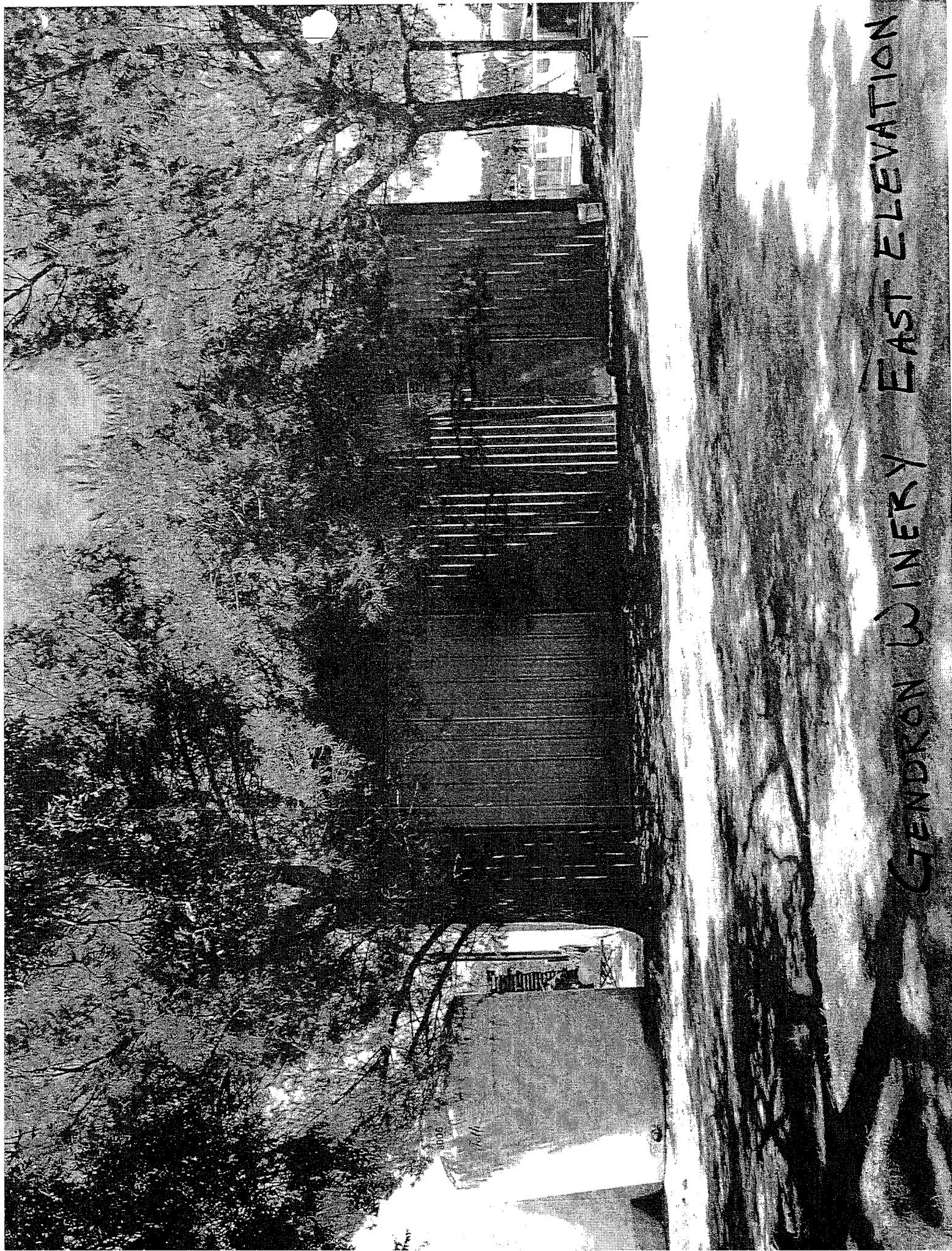
REVISIONS	
LS	DATE
NA	11-20-03

Jankris Winery
2310 Dry Creek Rd.





GENDRON WINERY - NORTH ELEV.



GENDRON WINERY EAST ELEVATION

JanKris Winery
Mark Gendron
August 2004
AGENT: RACHEL DUMAS 805-239-4502

Enclosed are the following to complete the application for a Minor Use Permit for JanKris Winery.

- Project Description
- Answers To Typical Winery Questions
- General Permit Application
- Consent of Landowner
- Land Use Permit Application
- Right to Farm Disclosure
- Hazardous Waste Site Form
- Site Plan - Three Sets Full Size & 8.5' x 11'
- Floor Plans for winery - Three Sets Full Size and 8.5' x 11'
- Elevations for winery - 8.5' x 11' Photos of the existing building
- 1,000' Radius Mailing List
- Copy of Neighbor Notice

PROJECT DESCRIPTION

We are applying for a permit for a small winery under section 22.08.042 of the County Land Use Ordinance governing Ag Processing. Our project meets all of the standards set forth in the land use ordinance and no requests for waivers or variances will be included in our application.

Our proposed winery is located on our 75 acre parcel at 2310 Dry Creek Road in Paso Robles. We will process our wine in an existing 2,600 square foot shop. The winery will produce approximately 5,000 cases of wine per year from our on-site vineyard.

The proposed facility will produce less than 5,000 cases per year of wine, and is expected to generate a crush period process wastewater flow of approximately 360 gallons per day. The process wastewater will be collected, stored, and subsequently land applied using application rates and methods consistent with the General Winery Waste Discharger Requirements. These requirements include a maximum organic loading rate of 300 pounds of BOD per acre per day. The process wastewater will be applied over 10 acres of vineyard owned by the applicant at a loading rate of less than 100 pounds of BOD per acre per day. A minimum setback of 100 feet from wells and water courses will be maintained. In the past year, several small local wineries have qualified for a Regional Board permit waiver using this methodology.

Answers To Typical Winery Development Application Questions

1. Please describe all the stages of wine production that will be done on-site or off-site.

On-Site: Crushing, fermenting, barrel aging, blending, bottling, and case goods storage

2. How much wine will be produced?
5,000 cases annually at peak capacity

JanKris Winery
Mark Gendron
August 2004
AGENT: RACHEL DUMAS 805-239-4502

3. Based on your answers to No. 1 & 2 above, how much truck/equipment traffic will the winery generate? What are the peak times of the year for this traffic? Peak times of day? Any ideas about how much traffic the tasting room itself may generate?

There will be three to eight truck trips annually for shipments of finished products to customers.

4. Describe the volume of waste disposal you will be handling on-site (liquid and solid waste/pomace). Describe this for both the existing winery and the expansion phases.

Pomace will be spread over vineyard. A commercial collector will carry garbage away. The winery will generate less than 500 gallons of wastewater per day during peak crush.

Describe the quantities of waste disposal that will occur on a typical day at the peak of production season. (Over 2,500 G.P.D. requires state Regional Water Quality Control Board approval.).

The winery will generate less than 500 gallons of wastewater per day during peak crush. The Winery process water system will approved under the new RWQCB Waste Discharge Requirements for Wineries.

5. How many employees will the winery employ (both existing winery and expansion phases.)

The winery will employ family members and two outside employees

6. Will the tasting room sell food (food sales require Health Dept. permit).

N/A

7. Will the winery process grapes from other sites or rely on grapes grown on the site and adjacent parcels?

The winery will process grapes from on site

8. Will the project require the construction of water reservoirs for irrigation, wastewater treatment and/or fire safety?

Water storage will be provided in accordance with CDF requirements

9. Do you plan to lease out the winery or tasting room facilities for any public events (parties, weddings), or to have ticket-paying concerts on-site? If yes, then how many events per year (also, what days & what time of day), how many people, and what types of events. Where will extra parking go?

Not at this time.



Friday, September 17, 2004

Ted Bench
SLO County
1050 Monterey, Room 310
County Government Center
Dept. of Building & Planning
San Luis Obispo, CA 93408

Ted Bench

RE: JanKris Vineyards DRC2004-00036

Dear Ted:

I am writing in response to your September 2, 2004 request for information. I have responded to the requested items below.

1. Copy of 1,000' mailing list is enclosed
2. A check in the amount of \$192 is enclosed
3. The applicant has no plans for any signage at this time. Prior to the erection of any signs, the applicant will prepare a comprehensive sign plan indicating the location and size of all proposed signs for review and approval by the Planning Department. The sign plan will be in conformance with Section 22.04.300 of the Land Use Ordinance.
4. No night lighting is proposed at this time. In the event that the applicant finds a need for night lighting, all lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off the project site. All lighting poles, fixtures, and hoods shall be dark colored. No exterior lighting shall be installed operated in a manner that would throw light, either reflected or directly, in an upward direction. Prior to issuance of building permits, the applicant will submit an exterior lighting proposal to the Planning Department. The lighting plan will conform to the Land Use Ordinance.
5. There will be no interior demolition
6. The applicant does not plan to use a back-up generator

Sincerely,

Rachel Dumas

2004 SEP 20 PM 2:42
PLANNING
DEPT
SLO COUNTY

Compli LLC

Phone: (805)239-4502 Fax: (805)239-0152 Web: www.compli-beverage.com

840 11th Street, Suite 15, Paso Robles, CA 93446

August 1, 2004

Subject: Small Winery Development

Dear Neighbor,

Very soon, we will be filing an application for a Development Plan with the San Luis Obispo County Department of Planning and Building. We are applying for a permit for a small winery under section 22.08.042 of the County Land Use Ordinance governing Ag Processing. Our project meets all of the standards set forth in the land use ordinance and no requests for waivers or variances will be included in our application.

Our proposed winery is located on our 75 acre parcel at 2310 Dry Creek Road in Paso Robles. We will process our wine in an existing 2,600 square foot shop. The winery will produce approximately 5,000 cases of wine per year from our on-site vineyard.

We will not have a tasting room and we will not hold public events. We have attached a vicinity map, a site plan and building floor plans and photo elevations for your examination.

Please let us know if you have any questions regarding our project by contacting us at the number below. If you have any questions about the winery ordinance or the permit process, please call our winery planner, Rachel Dumas, of Compliance at (805) 239-4502.

Sincerely,

Mark Gendron
805-434-0319

026-191-001

PHILIP R & DIANE M HAMMOND
1219 N PLAZA DR
VISALIA CA 93291-8837

026-191-035

JANKRIS VINEYARDS A CA LTD PTP
1266 N BETHEL RD
TEMPLETON CA 93465-9491

026-191-042

GAGE BOB J & JAQUELINE L TRUST
PO BOX 2372
PASO ROBLES CA 93447-2372

026-161-008

ROGER M & JEANNIE W HUNT
4884 BUENA VISTA DR
PASO ROBLES CA 93446-9535

020-021-001

WEST TEMPLETON PARTNERS LLC
6955 EL CAMINO REAL # 200
ATASCADERO CA 93422-4206

020-021-047

MARTIN WEYRICH WINERY LLC
PO BOX 7003
PASO ROBLES CA 93447-7003

025-431-001

STATE OF CALIFORNIA (935)
707 3RD ST FL 5TH
WEST SACRAMENTO CA 95605-2811

025-431-003

CITY OF PASO ROBLES (955)
1000 SPRING ST
PASO ROBLES CA 93446-2534

025-431-009

CITY OF PASO ROBLES (955)
1000 SPRING ST
PASO ROBLES CA 93446-2534

025-431-031

HOGUE BROS INC A CA CORP
PO BOX 1138
PASO ROBLES CA 93447-1138

025-431-032

CITY OF PASO ROBLES (955)
1000 SPRING ST
PASO ROBLES CA 93446-2534

025-431-037

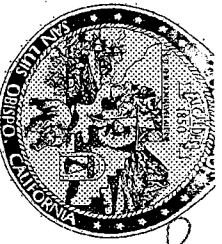
WOODY WOODRUFF CONSTRUCTION CO
PO BOX 7003
PASO ROBLES CA 93447-7003

AGENT

TWIN CITIES SURVEYING, INC.
P.O. BOX 777
TEMPLETON, CA 93465-0777

AGENT

TWIN CITIES SURVEYING, INC.
P.O. BOX 777
TEMPLETON, CA 93465-0777



Steve Beach

8:26:36AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

Receipt #: 29200400000000000695

Date: 09/21/2004

Line Items:

Case No	Last Name	Tran Code	Description	Revenue Account No	Amount Paid
		CUST DEP	Customer Deposit to Account - 192.00	0000-0000	192.00

Line Item Total:

\$192.00

Payments:

Method	Payer	Bank No	Account No	Confirm No	How Received	Amount Paid
Check	COMPLI LLC TRUST ACCOUNT		13249		In Person	192.00

Payment Total:

\$192.00

Balance

*Copy F.Y.I.
& Thanks
Steve*

*178 - 3003-9730 PCH
14 - 2800-9960 RLV002*

up 10

REFERRAL RECORD - NORTH COUNTY

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PROJECT NUMBER

APPLICANT NAME

DATE

STANDARD REFERRALS

SUBDIVISIONS

<input checked="" type="checkbox"/> Public Works <input checked="" type="checkbox"/> Environmental Health <i>✓ fees free</i> <input checked="" type="checkbox"/> Ag Commissioner (11x14 print) <input checked="" type="checkbox"/> Fire Department (CDF) <input type="checkbox"/> Building Division <input checked="" type="checkbox"/> <i>Env. Health - sent 8/25/04</i>	<input type="checkbox"/> PG & E <input type="checkbox"/> Pacific Telephone <input type="checkbox"/> So. Cal. Gas <input type="checkbox"/> Charter Cable TV <input type="checkbox"/> Assessor <input type="checkbox"/> Leonard Mansell (Tracts & Parcel Maps)
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SERVICE PROVIDERS

<input type="checkbox"/> San Miguel Sanitary <input type="checkbox"/> San Miguel Fire <input type="checkbox"/> Templeton CSD <input type="checkbox"/> Atascadero Mutual Water <input type="checkbox"/> Garden Farms Water <input type="checkbox"/> Santa Margarita Fire	<input type="checkbox"/> Independence Ranch CSD (r) <input type="checkbox"/> Heritage Ranch CSD (w,s,r) <input type="checkbox"/> Linne CSD (r) <input type="checkbox"/> CSA 7 Oak Shores, CSA 16 <input type="checkbox"/> Shandon, CSA 23 Santa Margarita <input type="checkbox"/> Waterworks Dist #1, San Miguel
--	--

3 PW

SCHOOL DISTRICTS

<input type="checkbox"/> San Miguel Elementary	<input type="checkbox"/> Paso Robles	<input type="checkbox"/> Templeton
<input type="checkbox"/> Pleasant Valley Elementary	<input type="checkbox"/> Shandon	<input type="checkbox"/> Atascadero

STATE AGENCIES

<input checked="" type="checkbox"/> Cal Trans <input checked="" type="checkbox"/> RWQCB (if creek on property) (or 5 acres of site disturbance) <input type="checkbox"/> Department of Fish & Game	<input type="checkbox"/> National Guard/Camp Roberts <input type="checkbox"/> Department of Conservation, OMR <input type="checkbox"/> Division of Oil & Gas
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CITIES & COMMUNITY ADVISORY COUNCILS

<input checked="" type="checkbox"/> Paso Robles (if airport, to City) <input type="checkbox"/> Astasacero <input type="checkbox"/> San Luis Obispo	<input type="checkbox"/> San Miguel Advisory <input type="checkbox"/> Shandon Advisory <input type="checkbox"/> Templeton Advisory	<input type="checkbox"/> Santa Margarita Advisory (& Jim Lopes) <input type="checkbox"/> Water Resources Advisory <input type="checkbox"/> Community Liaison
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MISCELLANEOUS DEPARTMENTS & AGENCIES

<input type="checkbox"/> Sheriff <input type="checkbox"/> Parks Division <input checked="" type="checkbox"/> APCD <input checked="" type="checkbox"/> Airport Land Use Commission <input checked="" type="checkbox"/> Bill Robeson (if airport) <input type="checkbox"/> Monterey Co. Water Resources Agency <input type="checkbox"/> Monterey Co. Parks Department <input type="checkbox"/> U.S. Forest Service <input type="checkbox"/> U.S. Fish & Wildlife Service <input type="checkbox"/> Other	<input type="checkbox"/> Bureau of Land Management <input type="checkbox"/> National Marine Fisheries Service <input type="checkbox"/> Northern Chumash Council <input type="checkbox"/> Salinian Heritage Consultants <input type="checkbox"/> Native American Heritage Commission <input type="checkbox"/> Officer of Historical Preservation <input type="checkbox"/> Las Tables RCD <input type="checkbox"/> Kings County <input type="checkbox"/> Kern County
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10

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: Aug. 16, 2004
TO: file
FROM: North Co. Team
(Please direct response to the above)

JANKRIS
DRC2004-00036
Project Name and Number

Development Review Section (Phone: 781- 788-2009) ()

PROJECT DESCRIPTION: mwp -> Winery in Paso Robles. Located
east of Hwy. 101, near the airport off Dry Creek
Road. (SW of airport) see maps and info.
enclosed. -> Jankris Winery/Vineyard

* 026-191-035 (APN)

Return this letter with your comments attached no later than: 8/30/04

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
____ YES (Please go on to Part II)
____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which
we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF
REVIEW?
____ NO (Please go on to Part III)
____ YES (Please describe impacts, along with recommended mitigation measures to
reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of
approval you recommend to be incorporated into the project's approval, or state reasons for
recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Date _____ Name _____ Phone _____

Staff Report

San Luis Obispo County Airport Land Use Commission

DATE: October 20, 2004

TO: AIRPORT LAND USE COMMISSION

FROM: BILL ROBESON, COUNTY PLANNING AND BUILDING

REFERRING AGENCY: COUNTY OF SAN LUIS OBISPO/APPLICANT: Jankris Vineyards A
CA LTD PTP (Project Manager: Ted Bench; County File No.
DRC2004-00036)

SUBJECT: A VOLUNTARY REQUEST FOR A DETERMINATION FOR CONSISTENCY OR INCONSISTENCY REGARDING THE CONVERSION OF USE FROM AN EXISTING 2,600 SQUARE FOOT SHOP BUILDING TO A WINE PROCESSING FACILITY. THE SUBJECT PARCEL IS ZONED AGRICULTURE (AG). THE SITE IS LOCATED AT 2310 DRY CREEK ROAD, NEAR THE INTERSECTION OF DRY CREEK ROAD AND AIRPORT ROAD, IN THE COUNTY OF SAN LUIS OBISPO; PASO ROBLES MUNICIPAL AIRPORT LAND USE PLAN AREA 5.

RECOMMENDATION

Recommend approval of the project to the County of San Luis Obispo based on the following:

Finding: The proposed development is compatible with the 1977 Paso Robles Municipal Airport Land Use Plan, because the proposed project is located in Airport Area 5 where "Orchard and Vineyards" uses and "Warehouses" are compatible. There is no new construction or increase in square footage proposed to the existing 2,600 square foot shop. In addition, no wine tasting, retail uses or special events are proposed.

PROJECT DESCRIPTION

Proposal: Request for determination of consistency for the use of an existing shop building to be used as a winery (onsite crushing, fermenting, barrel aging, blending, bottling and case good storage). There will be family members employed and two outside employees.

Location: The project site is located at 2310 Dry Creek Road, Paso Robles, outside the City limits.

Paso Robles Municipal Airport Plan

Airport Land Use Areas: The proposed development is within Area 5; "Orchard and Vineyards" is shown as a compatible use in Area 5. The winery use is not listed in the ALUP but "Warehouses" is very similar in use and is also a compatible use in zone 5.

Setting

Existing Uses: vineyards, shop building and residence
Site Area: 75 acres

SUMMARY

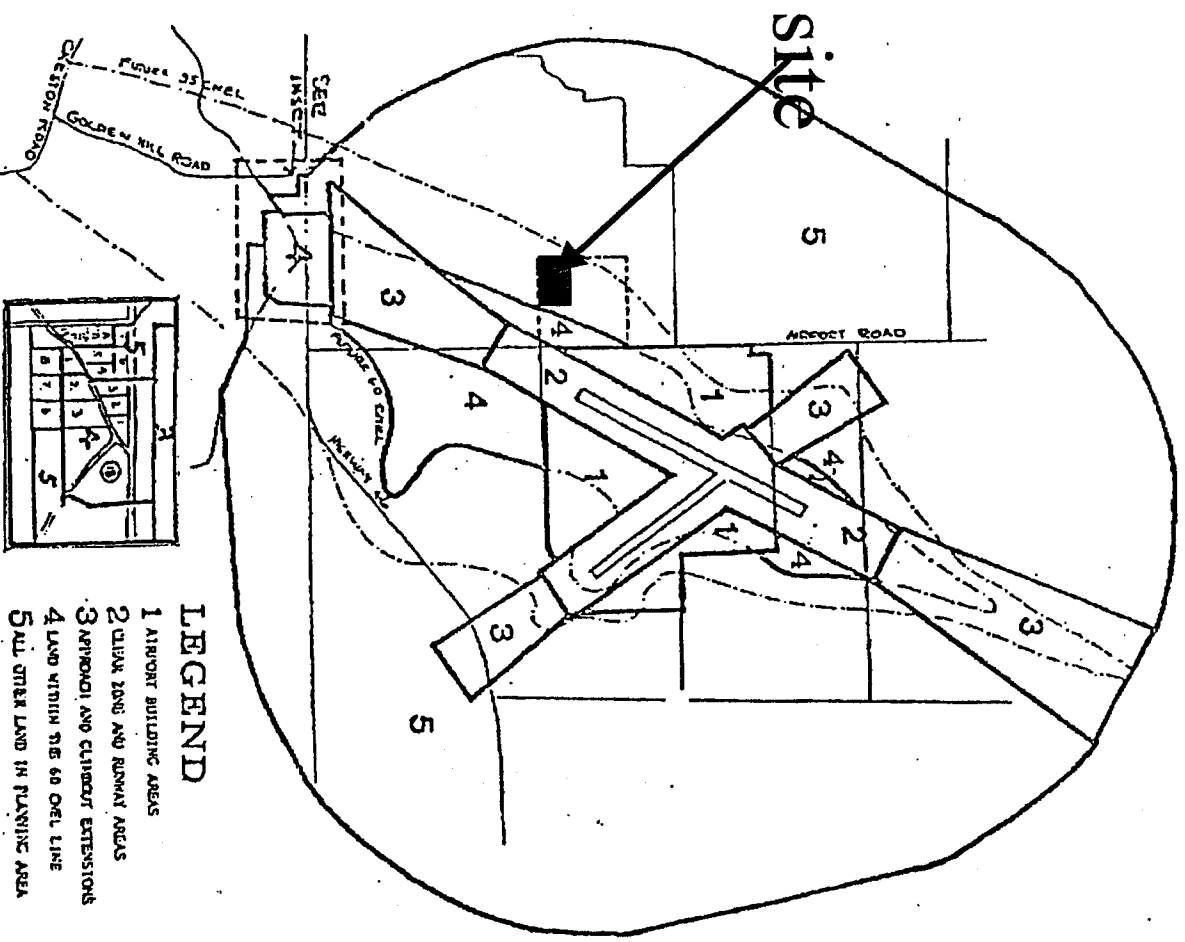
ALUC staff advises that your Commission recommend to the County that this project be determined consistent, because the Airport Land Use Plan shows that in Area 5 "Orchard and Vineyards" and "Warehouse" are compatible uses.

Jankris Winery

Applicant: Mark Gendron

Proposal: *New winery use* to take place in an existing 2,600 square foot shop building. No additional square footage proposed. No wine tasting or special events proposed.

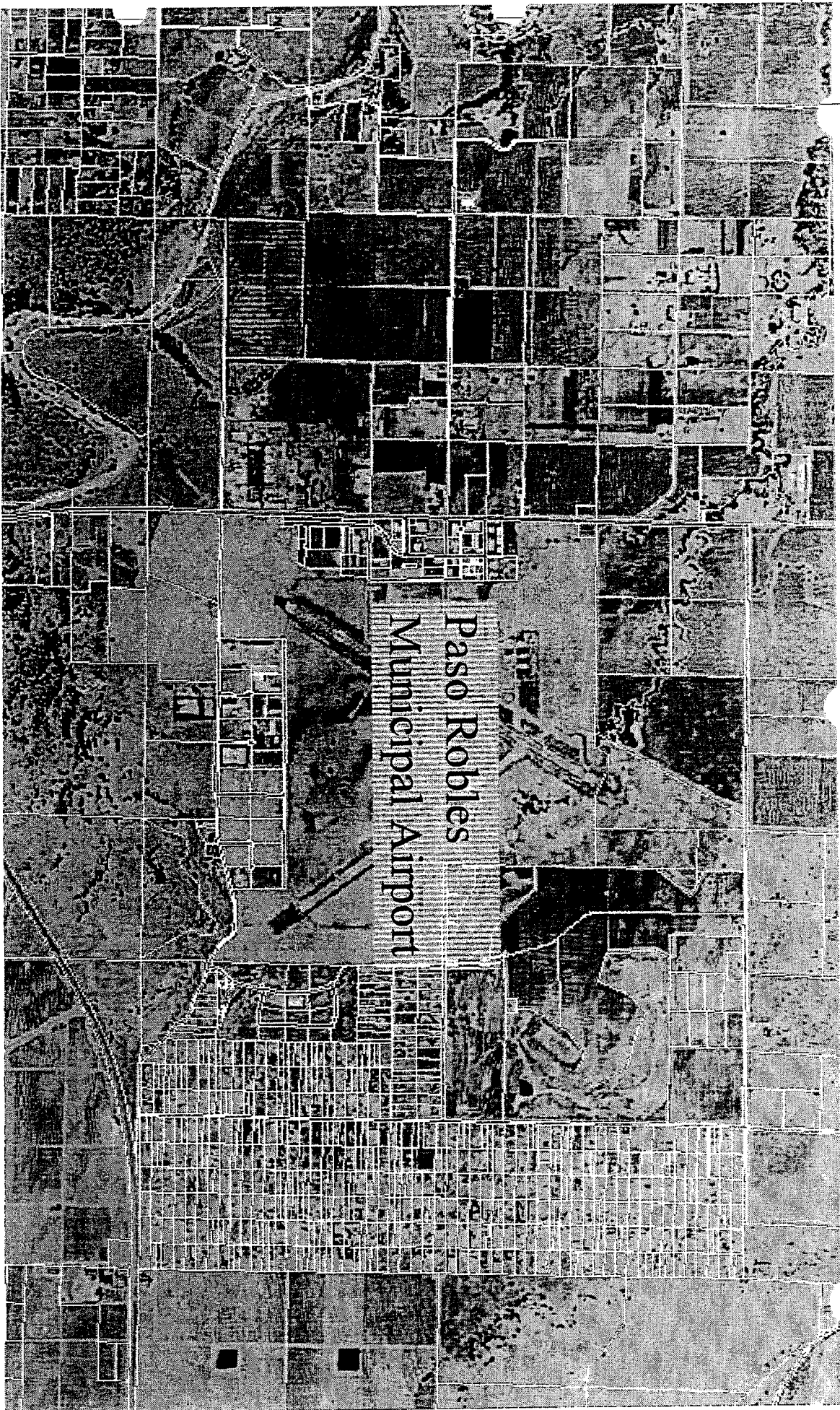
On a 75 acre parcel located at 2310 Dry Creek in Paso Robles.



- LEGEND**
- 1 AIRPORT BUILDING AREAS
 - 2 CLEAR ZONE AND RUNWAY AREAS
 - 3 APPROACH AND CLEARANCE EXTENSIONS
 - 4 LAND WITHIN THE 60 FOOT LINE
 - 5 ALL OTHER LAND IN PLANNING AREA

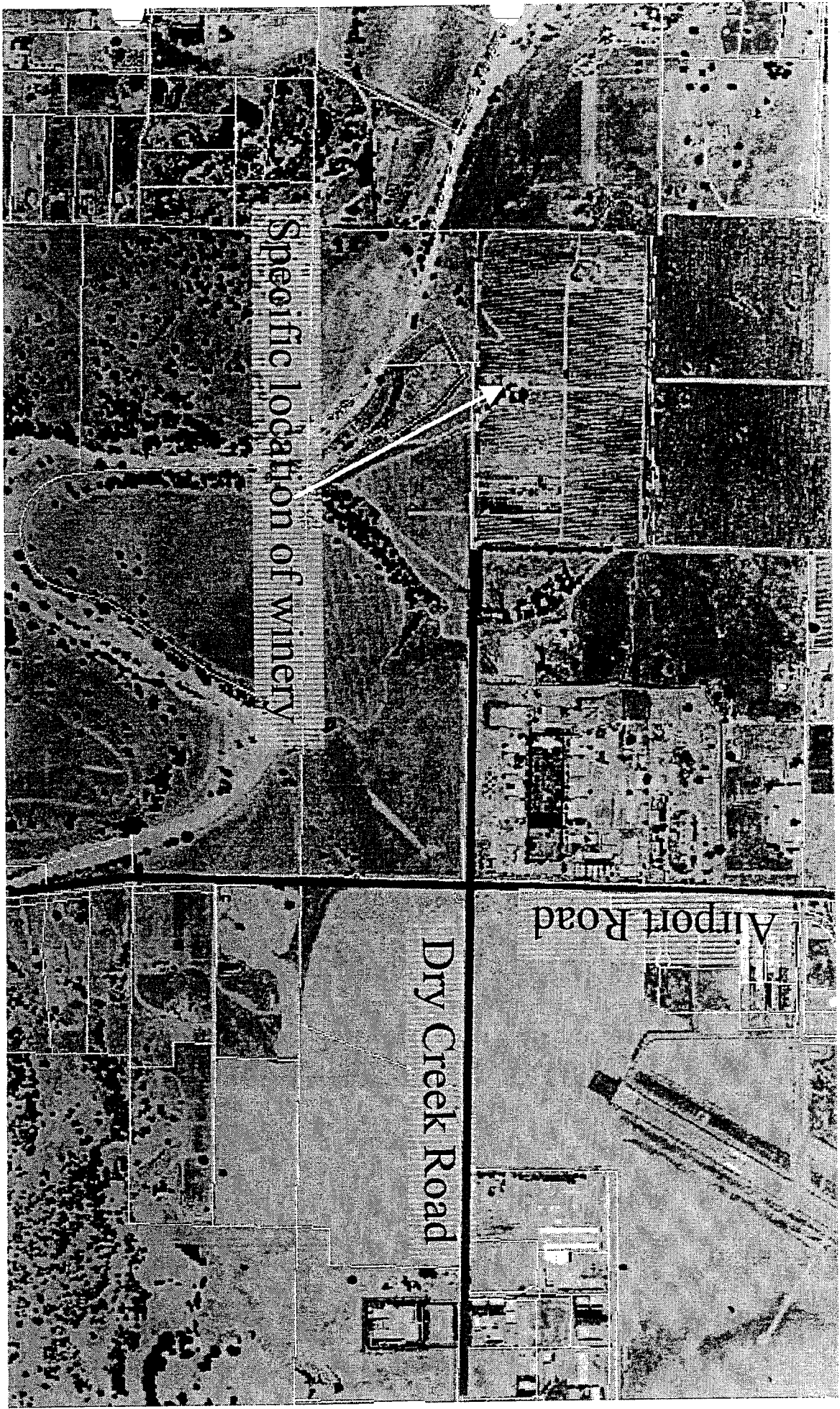
PASO ROBLES MUNICIPAL AIRPORT
 LAND USE PLAN
 north

Jankris Winery



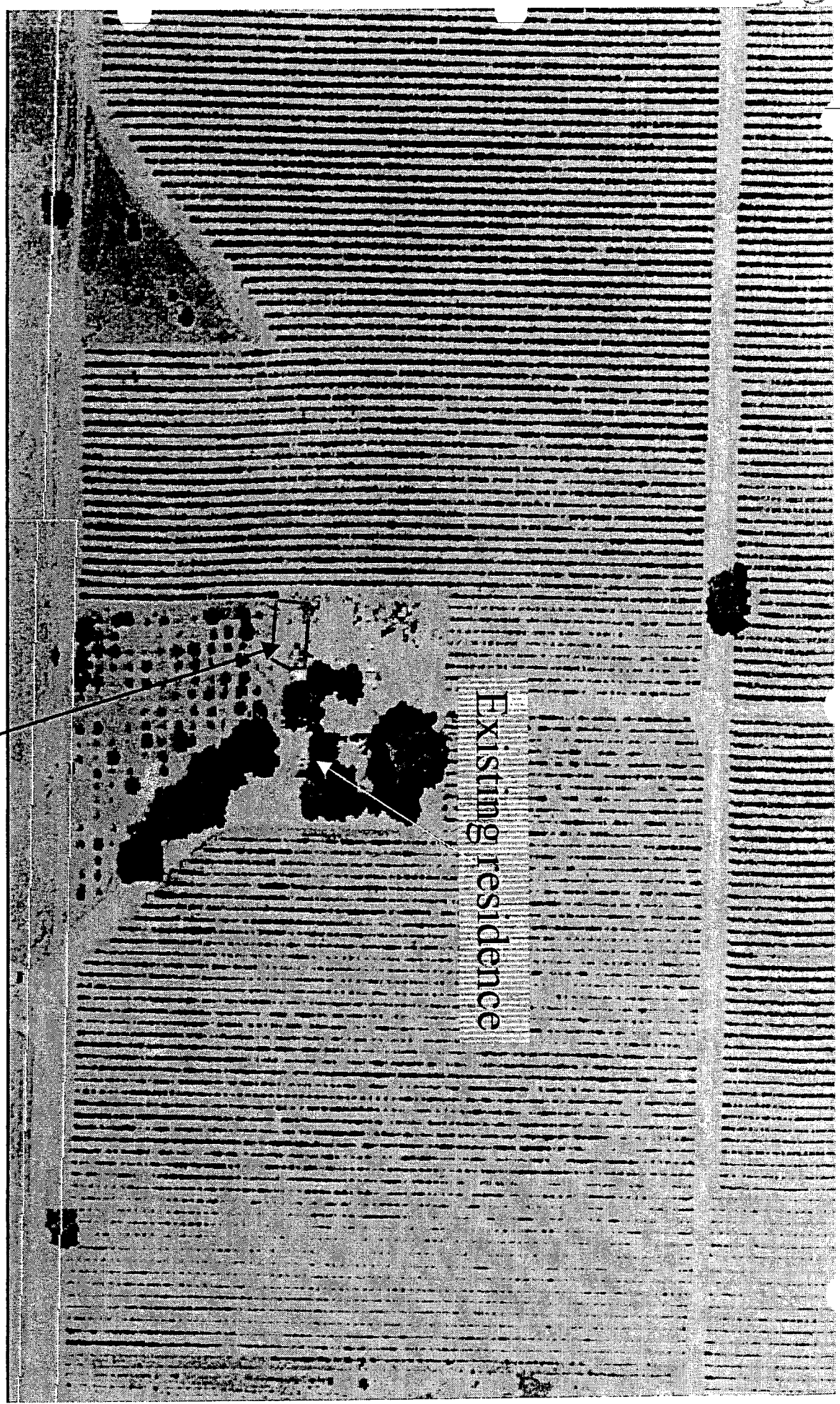
Location Map

JanKris Winery



Surrounding Roads

Jankris Winery



Existing residence

Existing 2,600 square foot shop to be used as a winery

JanKris Winery

<u>USES</u>	<u>AREAS</u>				
	1	2	3	4	5
<u>COMMERCIAL USES (Cont'd)</u>					
HOTELS & MOTELS	C	X	X	C	C
SHOPPING CENTERS	C	X	X	C	O
BANKS	C	X	X	O	O
GAS STATIONS	C	X	X	O	O
AUTO STORAGE & PARKING	O	X	O	O	O
OFFICE BUILDINGS	C	X	C	C	O
THEATERS & AUDITORIUMS	X	X	X	C	C
PUBLIC BUILDINGS	C	X	C	C	O
TAXI, BUS & TERMINALS	O	X	X	O	O
MEMORIAL PARKS	X	X	C	O	O
PET CEMETERIES	X	X	C	O	O
RESTAURANTS & FOOD TAKE-OUTS	C	X	C	C	O
RETAIL STORES	C	X	C	C	O
TRUCK TERMINALS	O	X	O	O	O
OTHER SERVICE USES	C	X	C	C	O
<u>INDUSTRIAL</u>					
RESEARCH LABORATORIES	O	X	C	C	O
WAREHOUSES	O	X	C	O	O
AIRCRAFT FACTORIES	O	X	C	O	O
AIR FREIGHT TERMINALS	O	X	C	O	O
NON-AIR RELATED MANUFACTURING	O	X	C	O	O
RAIL SIDINGS	O	X	O	O	O
OTHER TRANSPORTATION PARKS	O	X	O	O	O
SOLAR ENERGY RESEARCH	O	X	X	O	O
<u>UTILITIES</u>					
RESERVOIRS	C	X	C	O	O
WATER TREATMENT	C	X	C	O	O
SEWAGE DISPOSAL	C	X	C	O	O
PETROLEUM AND CHEMICAL PRODUCTS					
BULK STORAGE	C	X	C	O	O
ELECTRICAL PLANTS	C	X	C	O	O
POWER LINES	C	X	C	O	O

X - PROHIBITED

O - COMPATIBLE

C - CONDITIONALLY
APPROVABLE

AIRPORT LAND USE COMPATIBILITY LISTING

<u>USES</u>	<u>AREAS</u>				
	1	2	3	4	5
<u>AGRICULTURAL USES</u>					
TRUCK & SPECIALTY CROPS	O	O	O	O	O
FIELD CROPS	C	C	O	O	O
PASTURE & RANGELAND	X	C	O	O	O
ORCHARD & VINEYARDS	X	X	O	O	<u>O</u>
DRY FARM & GRAIN	C	O	O	O	O
TREE FARMS, LANDSCAPE NURSERIES & GREENHOUSES	X	X	C	C	O
FISH FARMS	X	X	O	O	O
FEED LOTS & STOCKYARDS	X	X	C	O	O
POULTRY FARMS	X	X	C	C	O
DAIRY FARMS	X	X	C	O	O
HYDROPONIC CROPS	C	X	C	O	O
<u>NATURAL USES</u>					
FOREST RESERVES	X	X	O	O	O
FISH & GAME RESERVES	X	X	O	O	O
LAND RESERVES & OPEN SPACE	O	O	O	O	O
FLOOD & GEOLOGICAL HAZARD AREAS	O	O	O	O	O
WATERWAYS - RIVERS, CREEKS, CANALS, SWAMPS, BAY, LAKES	O	O	O	O	O
<u>RESIDENTIAL & INSTITUTIONAL</u>					
RURAL RESIDENTIAL - 5 ACRES OR MORE	X	X	C	C	O
SUBURBAN RESIDENTIAL - 5 ACRES OR LESS	X	X	X	C	C
SINGLE FAMILY (6,000 SQ. FT.)	X	X	X	C	C
MULTI-FAMILY	X	X	X	C	C
MOBILE HOME PARKS	X	X	X	C	C
SCHOOLS, COLLEGES & UNIVERSITIES	X	X	X	X	C
HOSPITALS	C	X	X	X	C
CHURCHES	X	X	X	X	C
<u>RECREATIONAL</u>					
GOLF COURSES	O	O	O	O	O
PARKS	O	O	O	O	O
PLAYGROUNDS & PICNIC AREAS	O	X	O	O	O
ATHLETIC FIELDS	C	X	X	C	C
RIDING STABLES & TRAILS	X	X	C	O	O
TENNIS COURTS	O	X	O	O	O
OUTDOOR THEATERS	X	X	X	X	C
SWIMMING POOLS	O	X	O	O	O
FAIRGROUNDS & RACETRACKS	X	X	X	C	C
<u>COMMERCIAL USES</u>					
AIRCRAFT SALES & REPAIRS	O	X	X	O	O
FLYING SCHOOLS	C	X	X	C	C



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Measurement Standards

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556
ROBERT F. LILLEY (805) 781-5910
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

RECEIVED

AUG 19 2004

Planning & Bldg

DATE: August 19, 2004
TO: Ted Bench, Planner III
FROM: Lynda L. Auchinachie, Agriculture Department
SUBJECT: Jankris Minor Use Permit DRC2004-00036 (0936)

Summary of Findings

The Agriculture Department's review finds that the proposed Jankris Minor Use Permit to convert an existing 2,600 square foot structure into a winery will have:

- ☐ **Potential** to create a significant environmental impact(s) to agricultural resources or operations.
- ☐ **Less than significant** impact(s) to agricultural resources or operations.
- ☒ **No anticipated impact** to agricultural resources or operations because the project will not result in the conversion of prime agricultural soils or be incompatible with existing on-site or adjacent agricultural uses. The proposed project is consistent with all applicable Agriculture and Open Space Element policies.

Comments and recommendations are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.

Ted Bench



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

DATE: August 30, 2004
TO: North County Team
San Luis Obispo County Department of Planning and Building
FROM: Corinne Rosenblum *CMR*
San Luis Obispo County Air Pollution Control District
SUBJECT: Minor Use Permit for JanKris Winery in Paso Robles
DRC2004 - 00036

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed Minor Use Permit for JanKris Winery located at 2310 Dry Creek Road in Paso Robles. The applicant is applying for a permit for a small winery under section 22.08.042 of the County Land Use Ordinance governing Ag Processing.

As indicated in the referral material, the proposed facility will not include a tasting room, and the winery will not host public events. These factors minimize the site's potential air quality impact due to associated vehicle use. We commend this project for continued agricultural land use outside of the City Limits and Urban Reserve Line. We have the following comments on the proposal.

Demolition Activities

The applicant proposes to process wine in an existing 2,600 sq. ft. shop. Should there be any demolition during the construction of a wine processing facility; APCD would like the applicant to be aware that demolition activities can have potential negative air quality impacts, including issues surrounding proper handling, demolition, and disposal of asbestos containing material (ACM). Asbestos containing materials could be encountered during demolition or remodeling of existing buildings. Asbestos can also be found in utility pipes/pipelines (transite pipes or insulation on pipes). If utility pipelines are scheduled for removal or relocation; or building(s) are removed or renovated this project may be subject to various regulatory jurisdictions, including the requirements stipulated in the National Emission Standard for Hazardous Air Pollutants (40CFR61, Subpart M - asbestos NESHAP). These requirements include but are not limited to: 1) notification requirements to the District, 2) asbestos survey conducted by a Certified Asbestos Inspector, and, 3) applicable removal and disposal requirements of identified ACM. Please contact Tim Fuhs of the Enforcement Division at 781-5912 for further information.

Nuisance Odors

APCD appreciates the applicant's cooperation with the Regional Water Quality Control Board regarding waste water disposal requirements. One concern APCD has with wine production facilities is their potential to generate nuisance odors during various steps of the process. In order to minimize offsite odor transport and potential nuisance impacts, it will be essential that this project use proven methods for handling the skins and wastewater discharge to minimize the occurrence of anaerobic processes that escape into ambient air. Such conditions can result in offsite nuisance odor transport, and a violation of APCD Rule 402.

Minor Use Permit for JanKris Winery
August 30, 2004
Page 2 of 2

Permits

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Portable equipment used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or a District permit. Operational sources, such as back up generators, may also require APCD permits. To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

Agricultural Burning

APCD has enclosed educational handbooks on agricultural burning (English and Spanish) for you to provide to Mr. Gendron for his reference.

Again, thank you for the opportunity to review this project. If you have any questions or comments please contact me at 781-5912.

CMR/AJM/sll

cc: Tim Fuhs, APCD Enforcement Division
David Dixon, APCD Engineering Division

h:\ois\plan\response\2912.doc



10

S. LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

FROM



Aug. 16, 2004
PCU

North Co. Team
(Please direct response to the above)

JANKRIS
DRC2004-00036
Project Name and Number

Development Review Section (Phone: 781- 788-2009)

PROJECT DESCRIPTION: mup -> Winery in Paso Robles. Located
east of Hwy. 101, near the airport off Dry Creek
Road. (SW of airport) see maps and info.
enclosed. -> Jankris Winery/Vineyard

* 026-191-035(APN)

Return this letter with your comments attached no later than:

8/30/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

✓
YES

(Please go on to Part II)

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

✓
NO

(Please go on to Part III)

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

RECOMMEND APPROVAL - NO CONCERNS

08 SEPT. 2004
Date

Goodman
Name

5252
Phone



10
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

DATE: ²⁵ THIS IS A NEW PROJECT REFERRAL

Aug 25, 2004

TO: ~~Plan~~ Environ. Health Dept

FROM: North Co. Team

(Please direct response to the above)

JANKRIS

DRC2004-00036

Project Name and Number

Development Review Section (Phone: 781-788-2009)

PROJECT DESCRIPTION: mwp → Winery in Paso Robles. Located east of Hwy. 101, near the airport off Dry Creek Road. (SW of airport) See maps and info. enclosed. → Jankris Winery/Vineyard

* 026 - 191-035 (APN)

Return this letter with your comments attached no later than:

8/30/04 09/07/04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

____ YES (Please go on to Part II)

____ NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

____ NO (Please go on to Part III)

____ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend: Obtaining information on the existing water well i.e. drillers log, pump test, and complete chemical analysis in order to assure using the well is acceptable. Please also provide a full size map showing the location of the existing septic tank and leachlines. Also, please fill out, to the best of your knowledge, the attached hazardous materials questionnaire.

9/10/04

Date

Laurie Selso

Name

781-5551

Phone

HAZARDOUS MATERIALS QUESTIONNAIRE

State law prohibits a city or a county from issuing Certificate Of Occupancy if a business will handle hazardous materials unless the business has met or is meeting the requirements of a Business Plan for Emergency Response with the County of San Luis Obispo, Environmental Health Services.

For new facilities handling acutely hazardous materials above specified threshold quantities, California Health and Safety Code, Chapter 6.95 requires the submittal of a risk management plan prior to operating.

To determine whether your business is subject to these requirements, please read and complete this questionnaire.

If the answer to any of the questions below is yes, applicant must contact Environmental Health Services at 216 Sierra Way, San Luis Obispo, CA 93406. Telephone (805) 781-5544.

Business Name	Contact Person	Telephone number	
Mailing Address	City	State	Zip
Site Address	City	Zip	

YES NO

1. () () Will your business activity generate hazardous waste in any quantity?
2. () () Will your business use, handle, store hazardous materials in quantities equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet of compressed gas?
3. () () Will your business use, handle, store carcinogens or human reproductive toxins in any amount?
4. () () Will your business use, handle, store acutely or extremely hazardous materials?
5. () () Will your business use an existing or install an underground storage tank for hazardous substances or waste?

Briefly describe the nature of the business activity or process:

Print name of owner or authorized agent

Title

Signature of owner or authorized agent

I declare under penalty of perjury that to the best of my knowledge and belief the responses made herein are true and correct.

HAZARDOUS MATERIALS QUESTIONNAIRE

State law prohibits a city or a county from issuing Certificate Of Occupancy if a business will handle hazardous materials unless the business has met or is meeting the requirements of a Business Plan for Emergency Response with the County of San Luis Obispo, Environmental Health Services.

For new facilities handling acutely hazardous materials above specified threshold quantities, California Health and Safety Code, Chapter 6.95 requires the submittal of a risk management plan prior to operating.

To determine whether your business is subject to these requirements, please read and complete this questionnaire.

If the answer to any of the questions below is yes, applicant must contact Environmental Health Services at 216 Sierra Way, San Luis Obispo, CA 93406. Telephone (805) 781-5544.

Business Name	Contact Person	Telephone number
Jankris Winery	Mark Gendron	805-434-0319
Mailing Address	City	State Zip
1266 N. Bethel Rd.	Templeton	CA 93465
Site Address	City	Zip
2310 Dry Creek Rd.	Paso Robles Templeton	CA 93446

YES NO

1. () ☒ Will your business activity generate hazardous waste in any quantity?
2. () ☒ Will your business use, handle, store hazardous materials in quantities equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet of compressed gas?
3. () ☒ Will your business use, handle, store carcinogens or human reproductive toxins in any amount?
4. () ☒ Will your business use, handle, store acutely or extremely hazardous materials?
5. () ☒ Will your business use an existing or install an underground storage tank for hazardous substances or waste?

Briefly describe the nature of the business activity or process:

Wine Grape processing

Jankris Vineyards L.P.

Mark Gendron General Partner

Print name of owner or authorized agent

Title

Mark Gendron G.P.

Signature of owner or authorized agent

I declare under penalty of perjury that to the best of my knowledge and belief the responses made herein are true and correct.

HAZARDOUS MATERIALS QUESTIONNAIRE

State law prohibits a city or a county from issuing Certificate Of Occupancy if a business will handle hazardous materials unless the business has met or is meeting the requirements of a Business Plan for Emergency Response with the County of San Luis Obispo, Environmental Health Services.

For new facilities handling acutely hazardous materials above specified threshold quantities, California Health and Safety Code, Chapter 6.95 requires the submittal of a risk management plan prior to operating.

To determine whether your business is subject to these requirements, please read and complete this questionnaire.

If the answer to any of the questions below is yes, applicant must contact Environmental Health Services at 216 Sierra Way, San Luis Obispo, CA 93406. Telephone (805) 781-5544.

Business Name	Contact Person	Telephone number	
San Luis Winery	Rachel Dumas	239-4502	
Mailing Address	City	State	Zip
840 11th St	Paso Robles	CA	93446
Site Address	City	Zip	
2310 Dry Creek	Paso Robles	CA 93446	

YES NO

1. () ☒ Will your business activity generate hazardous waste in any quantity?
2. () ☒ Will your business use, handle, store hazardous materials in quantities equal to or greater than 55 gallons, 500 pounds, or 200 cubic feet of compressed gas?
3. () ☒ Will your business use, handle, store carcinogens or human reproductive toxins in any amount?
4. () ☒ Will your business use, handle, store acutely or extremely hazardous materials?
5. () ☒ Will your business use an existing or install an underground storage tank for hazardous substances or waste?

Briefly describe the nature of the business activity or process:

Winery

Rachel Dumas Agent
Print name of owner or authorized agent Title

Rachel Dumas
Signature of owner or authorized agent

I declare under penalty of perjury that to the best of my knowledge and belief the responses made herein are true and correct.



Date: Wednesday, January 19, 2005

To: SLO County
Ted Bench
Phone: 805-781-5701
Fax: 781-5624

From: Compli, LLC
Rachel Dumas
Phone: 805-239-4502
Fax: 805-239-0152

Pages: 3

Subject: JanKris Winery DRC2004-00036

Ted:

Following are the only well tests the applicant has in his possession. I am still working a site plan showing the location of the existing residential septic system and should have that to you by the end of the week. Thank you for your patience!!

Rachel Dumas

GEORGE DENNIS: ENERGY and WATER MANAGEMENT PUMP TEST REPORT

Pump Test #: 283
MOTOR HP 15
MOTOR MAKE: US
CUST LOC: WELL BEHIND BOYS SCHOOL
CUSTOMER MAILING ADDRESS

PUMP TEST DATE: 06/30/2000
PUMP MAKE: N/A
PUMP TYPE: SUB
PGE ACCOUNT NO:
PGE METER NO: 209R04

JAN KRIS VINEYARD
ROUTE 2, BOX 40-B, BET
TEMPLETON, CA 93465-

TEST RESULTS

	Run #1	Run #2	Run #3
Standing Water Level (FT)			
Drawdown (FT)			
Pumping Water Level (FT)			
Discharge Level (FT)	13.9	0.9	23.1
Discharge Pressure (PSI)	6	0.4	10
Total Lift (FT)			
Water Pumped (GPM)	140	143	138
Cust. Flow Meter (GPM)			
Well Yield (GPM/FT DRAWDOWN)			
Acres Pumped in 24 Hrs.	0.62	0.63	0.6
HP Input to Motor	5.9		
Percent of Rated Motor Load	34.3%		
KW Input to Motor	4.4		
Kilowatt Hours/AF	170.7		
Overall Plant Efficiency			

TEST REMARKS

RUN #1 Unable to sound well. Suitable sounding tube or air line required for water levels. Unable to obtain water levels, yield, OPE. The motor load indicates that there may be a 7.5 hp motor instead of a 15 hp. I will try to get the running amps to check this.

RUN #2

RUN #3 RUN 4: 129 GPM @ 20%, RUN 5: 117 GPM @ 30%, RUN 6: 104 GPM @ 44%

Questions concerning this Test should be directed to: George Dennis Phone: (805)466-1755
PO Box 1563 Fax: (805)466-631
Atascadero, CA 93423

GLOSSARY:

TDL: TOTAL DISCHARGE HEAD (TOTAL OF PWL + DLL (TOTAL LIFT)
DL: DISCHARGE LEVEL (DISCHARGE PRESSURE X 2.31 FT.)
OPE: OVERALL PLANT EFFICIENCY (WORK DONE / HP INTO MOTOR)

SWL: STANDING WATER LEVEL
PWL: PUMPING WATER LEVEL
YIELD: GPM / FT OF DD (STRENGTH OF WELL)
DD: DRAWDOWN (PWL - SWL)

Filipponi & Thompson**PUMP CO.**
STATE LICENSE NO. 432880

P.O. Box 845 • Atascadero, California 93423 • (805) 466-1271

PUMP INSTALLATION REPORT

Name Jan Kris Vineyard Date 09/21/00
 Address Rt. 2 Box 40 Templeton CA 93465 Code 24/16
 Location Dry Creek Road Well # _____ Phone _____

PUMP --

Make Grundfos Model # A-15B70008-9943
 H.P. 25 Serial # 230S 250-8 Voltage 230 3Ø
 Pipe Size 4" Type Steel Wire Size 2/4 Type PVC Jackated
 Depth Setting 378' Well Seal 12 x 3 Check Valve Built in
 Motor Date 00A19-25-0161 Motor Model 2366056020 Motor Serial # 336557930
 Booster Pump Make _____ Model _____
 Safety Rope _____ Misc 3/8 Airline

CONTROL --

Control Box _____ Make _____
 Pressure Switch _____ Off _____ Lbs. On _____ Lbs.
 Liquid Level _____ Low _____ Ft. High _____ Ft.
 Relief Valve _____ Make _____ Setting _____ Lbs.
 Pump Panel Make _____ Voltage _____ Mag - Size _____ Heater/overload _____ Fuses _____

STORAGE --

Size _____ Galv _____ Poly _____ Fiberglass _____ Misc _____
 Pressure Tank _____ Size _____ Model _____
 Misc _____

WELL --

Casing Size 12" Type Steel
 Depth To Water 246 To Bottom 500+
 G.P.M. _____



January 17, 2005

Ted Bench
SLO County Planning & Building
1050 Monterey, Room 310
County Government Center
San Luis Obispo, CA 93408

RE: JanKris DRC2004-00036

Dear Ted:

Enclosed is the site plan you requested showing the location of the existing residential septic system at 2310 Dry Creek Road in Paso Robles. Please let me know if you need anything further.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel Dumas".

Rachel Dumas

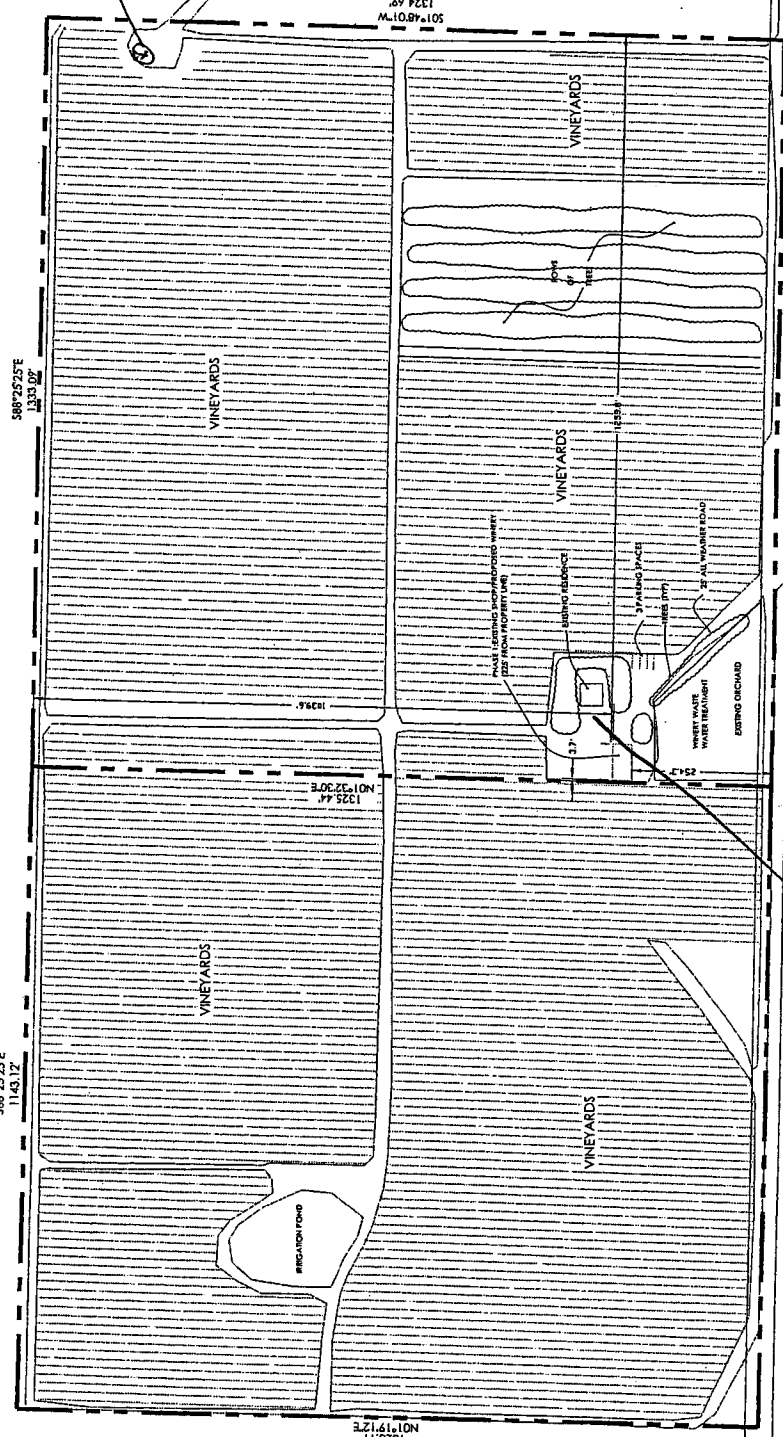
Compli LLC

Phone: (805)239-4502 Fax: (805)239-0152 Web: www.compli-beverage.com

530 10th Street, Paso Robles, CA 93446

2005 FEB -1 AM 9:39
SLO CNTY
DEPT
PLANNING/BUILDING

S88°25'25"E
1143.12'



S88°25'25"E
1337.02'

N01°32'30"E
1325.44'

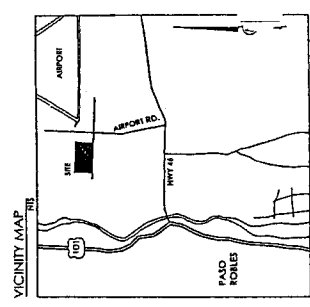
N01°19'12"E
1326.11'

S01°48'01"W
1324.69'

N88°27'23"W
1327.11'

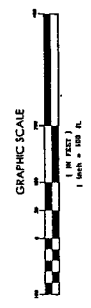
N88°27'23"W
1137.99'

DRY CREEK ROAD



SITE PLAN
AS PREPARED BY
JANKERS
VINEYARDS

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
DATE: 10/27/2004



NOTES
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
2. THE LOCATION OF THE SITE IS BASED ON AERIAL PHOTOGRAPHS AND FIELD SURVEY DATA.
3. THE EXACT LOCATION OF THE INFORMATION SHOWN



TB
CDF/San Luis Obispo County
Fire Department

635 N. Santa Rosa • San Luis Obispo • California, 93405

March 2, 2005

County of San Luis Obispo
Department of Planning/Building
County Government Center
San Luis Obispo, CA 93408

RECEIVED

2005

SLO CO PLANNING & BLDG.

Dear North County Team,

COMMERCIAL FIRE SAFETY PLAN

Name: Jankris Project Number: DRC2004-00036

The Department has reviewed the commercial minor use plans submitted for the proposed winery project located at 2310 Dry Creek Rd., Paso Robles. The property is located within the high fire hazard severity area, and will require a minimum 8-10 minute response time from the nearest County Fire Station.

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

FIRE SAFETY DURING CONSTRUCTION

- Commercial and industrial type projects shall have installed, prior to the start of construction, commercial water system and fire lanes.

FIRE ALARM SYSTEM

- The proposed project is required to install a total coverage heat/smoke alarm system.
- The system shall comply with NFPA Pamphlet 72.
- The system shall transmit to a central 24-hour monitoring point.
- Plans shall be submitted to the County Fire Department.

PORTABLE FIRE EXTINGUISHER(S)

- Portable fire extinguishers shall be installed and comply with the Uniform Fire Code (2000) Section 1002.1, Standard 10-1.
- The contractor shall be licensed by the State Fire Marshal.
- The minimum requirements will be determined during the building permit/fire safety plan process.

ROOF ACCESS

- The project shall provide vertical access to the roof from two points.
- Access can be provided by the use of landscaping or a fixed laddering system.
- Plans shall be submitted for approval to the County Fire Department.
- Presently the County Fire Department can provide a maximum 16-feet of vertical reach.

WATER STORAGE TANK

A minimum of 5,000 gallons of water in storage shall be required.

Emergency water tanks shall have a(n):

1. automatic fill,
2. sight gage,
3. venting system,
4. The minimum water main size shall not be less than six (6) inches.

WATER SUPPLY CONNECTION

One fire hydrant shall be required.

- Fire hydrants are to be located with a maximum normal spacing of 300 feet as measured along vehicular travel ways.
- The County Fire Department will assist in hydrant placement and approve distribution system when plans are submitted.
- Fire hydrants shall have two, 2½-inch outlets with National Standard Fire thread, and one 4 inch suction outlet with National Standard Fire thread.
- The Chief shall approve other uses not identified.
- Signing: Each hydrant shall be identified by blue reflective dot.
 - (a) On a non-skid surface, center of roadway, to the fire hydrant side.

ACCESS

Access road width shall be 18 feet.

The project shall provide a minimum 20-foot fire lanes for emergency vehicle access.

All road and driveway surfaces shall be all weather.

All surfaces shall be constructed to meet a load capacity of 20 tons.

ADDRESSING

Legible address numbers shall be placed on all structures.

Residential and commercial occupancies shall be addressed separately.

Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE

To provide safety and defensible space the following shall be required:

To each side of roads and driveways a 10-foot fuel-break shall be provided.

Maintain around all structures a 30-foot firebreak.

1. This does not apply to landscaped areas and plants.

Remove any part of a tree that is within 10 feet of a chimney outlet.

Maintain any tree adjacent to or overhanging any building free of deadwood.

Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION

The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220**, to arrange for a final inspection. Currently South San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

Further information may be obtained from our website located at www.cdfslo.org ~ Planning and Engineering section. If we can provide additional information or assistance, please call (805) 543-4244.

Sincerely,

Gilbert R. Portillo
Fire Inspector

C: Mr. Mark Gendron, owner
Rachel Dumas, agent